

July 12, 2020



Talbot County Short-Term Rental Review Board Minutes

Thursday, December 12, 2020 at 1:00 p.m.
Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland

Attendance:

Commission Members:

Scott Kane, Chairman
David McQuay, Vice Chairman
Martha Suss
Cindy Reichart

Staff:

Duane Gottschalk, Code Compliance Officer
Anthony Kupersmith, County Attorney
Miguel Salinas, Assistant Planning Officer
Elisa Deflaux, Planner II
Maria Brophy, Planner II
Chris Corkell, Recording Secretary

1. **Call to Order** - The Chair called the meeting to order on December 17, 2020 at 1:00 p.m. Mr. Kane opened the meeting. The meeting for October 8, 2020 was virtual only.
2. **Administrative Matters** – The Board discussed with Mr. Salinas the member vacancy.
3. **Minutes** – Mrs. Reichart made a motion to approve the minutes as amended by the Board for October 8, 2020, seconded by Mr. McQuay. The motion carried unanimously (4-0).
4. **Old Business** -
 - a. Steven Hargrove, ST-217-HARG, 21718 Camper Circle, Tilghman, MD 21671, (Map 44A, Parcel 1, Lot 47, Village Mixed). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application. Chesapeake Bay Real Estate Plus, LLC, Assistant Jennifer Brown, represented Mr. Hargrove. Ms. Jennifer Brown explained that at the last meeting she had to cease renting the property due to the discrepancy of letters she had mailed. Ms. Brown addressed this issue and mailed another notice to the proper citizens.

Mr. Gottschalk spoke on an enforcement issue of renting the property on August 9 thru August 16, 2020 and August 16 thru August 23, 2020. The license was issued on August 31, 2020. An abatement order and civil monetary penalty was issued to the Hargrove's. Mr. Salinas discussed that the verbal approval was on July 9, 2020 and explained that properties cannot be rented until they have the license in hand. Ms. Brown stated she was not aware she had to wait on the written decision signed by the Board members. Mr. Kane stated he is always clear about the procedures. Mr. Hargrove stated his understanding from the Property Manager/Ms. Brown that the license had been approved and she proceeded to rent the property at that time.

Mr. Kupersmith explained that the civil penalty and the application operate independently that there is a couple ways to handle it. The Board called for public comment, Leslie Steen spoke. Written comments were received by the Board from Mrs. duPont. Letters were read by Mr. Salinas.

Mrs. Suss made a motion to approve the STR application for four bedrooms for 21718 Camper Circle, with staff conditions, seconded by Mr. McQuay. The motion carried unanimously (4-0).

5. New Business -

- a. Leeds Landing, LLC / Christopher Carroccio, ST-969-LEE, 9698 Leeds Landing Road, Easton, MD 21601, (Map 24, Grid 2, Parcel 73, Zoned Village Residential). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application. Mr. Carroccio and his resident Agent Jodie Hardesty/Eastern Shore Vacation Rental both were on the virtual call. They both spoke on the application and history of the rental property. The Board called for public comment; no one spoke on the application. Written comments were received by the Board from Tom and Shelly Mielke by email and a letter from Mrs. duPont.

Mrs. Reichart made a motion to approve the STR application for four bedrooms for 9698 Leeds Landing Road, with staff conditions, seconded by Mrs. Suss. The motion carried unanimously (4-0).

- b. Escape Farm / Eric Zagorsky, ST-644-ZAG, 6448 Partridge Lane, Royal Oak, MD 21662, (Map 40, Grid 20, Parcel 174, Lot 4; Zoned Rural Conservation). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application. Mr. Zagorsky and his resident Agent Jodie Hardesty/Eastern Shore Vacation Rental both were on the virtual call. They both spoke on the application and history of the rental property. Mr. Zagorsky requested an additional bedroom on his renewal application. The Board called for public comment; Susan duPont spoke on this application. Written comments were received by the Board from Mrs. duPont. Mr. Salinas explained about the secondary emergency egress regulation.

Mr. McQuay made a motion to approve the STR application for six (6) bedrooms, and noted no further penalty was necessary, for 6448 Partridge Lane, with staff conditions, seconded by Mrs. Suss. The motion carried unanimously (4-0).

- c. Cottage at Long Haul / Thomas and Kathryn Hennings, ST-900-HEN, 9001 N. St. Michaels Road, MD 21663, (Map 23, Grid 14, Parcel 18, Zoned Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mrs. Hennings attended the virtual meeting by phone

and her agent did not participate on the call. Mr. and Mrs. Hennings have not rented and have fully complied with the County's letter they received from Code Compliance. Ms. Hennings spoke about her property. The Board called for public comment; no one spoke on this application. Written comments were received by the Board from Mr. and Mrs. Phillip Jones and Mrs. duPont. Letters were read by Mr. Salinas.

Mrs. Reichart made a motion to approve the STR application for three bedrooms for 9001 N. St. Michaels Road, with staff conditions, seconded by Mrs. Suss. The motion carried unanimously (4-0).

- d. Michelle Louis / Halo's Haven Guest Quarters, LLC, ST-241-LOU, 24114 Mt. Pleasant Road, St. Michaels, MD 21663, (Map 32, Grid 1, Parcel 86, Zoned Western Rural Conservation). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mrs. Louis attended virtually by phone. Mrs. Louis spoke on behalf of her property and application. Ms. Louis has been in compliance and has paid her fine for the violation of renting without a license. The Board called for public comment. Susan duPont spoke. Written comments were received by the Board from Mrs. duPont. Letters were read by Mr. Salinas.

Mr. McQuay made a motion to approve the STR application for three bedrooms for 24114 Mt. Pleasant Road, with staff conditions, seconded by Mrs. Suss. The motion carried unanimously (4-0).

- e. Wittman Cottage / Christopher Williams, ST-851-WIL, 8519 Sewell Point Road, Wittman, MD 21676, (Map 31, Grid 2, Parcel 63, Zoned Village Residential). Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license application. Mr. Salinas read the letters that were forwarded from Susan duPont. Mr. Williams and his resident Agent Lacy Janda both were on the virtual call. Mr. Kupersmith and Mr. Salinas spoke in reference to the Will and Deed for that property and a condition that a copy be provided to Planning Office to review for proof of ownership. The Board called for public comment, no one spoke on this application. Written comments were received by the Board from Mrs. duPont. Letters were read by Mr. Salinas.

Mrs. Reichart made a motion to approve the STR application for three bedrooms for 8519 Sewell Point Road, with staff conditions, seconded by Mr. McQuay. The motion carried unanimously (4-0).

6. Other Matters for Discussion – None.

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7. **Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at 3:43 p.m.

Read and approved by the Board on 02/25/2021.

Scott Kane / c.c.
Chairman